

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

8 Rowlock Place, Curlewis Vic 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$695,000 & \$760,000

### Median sale price

Median price \$637,500

Property Type House

Suburb Curlewis

Period - From 01/04/2024

to 31/03/2025

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	87 Anstead Av CURLEWIS 3222	\$695,000	27/11/2024
2	10 Rowlock PI CURLEWIS 3222	\$730,000	15/11/2024
3	52 Centennial Blvd CURLEWIS 3222	\$715,000	28/06/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/06/2025 15:04



Rowlock Pl

**Property Type:** House (Res)**Land Size:** 480 sqm approx

Agent Comments

**Indicative Selling Price**

\$695,000 - \$760,000

**Median House Price**

Year ending March 2025: \$637,500

## Comparable Properties

**87 Anstead Av CURLEWIS 3222 (REI/VG)**

Agent Comments

**Price:** \$695,000**Method:** Private Sale**Date:** 27/11/2024**Property Type:** House**Land Size:** 576 sqm approx**10 Rowlock Pl CURLEWIS 3222 (REI/VG)**

Agent Comments

**Price:** \$730,000**Method:** Private Sale**Date:** 15/11/2024**Property Type:** House**Land Size:** 480 sqm approx**52 Centennial Blvd CURLEWIS 3222 (REI/VG)**

Agent Comments

**Price:** \$715,000**Method:** Private Sale**Date:** 28/06/2024**Property Type:** House**Land Size:** 529 sqm approx

Account - Fletchers | P: 03 5258 2833